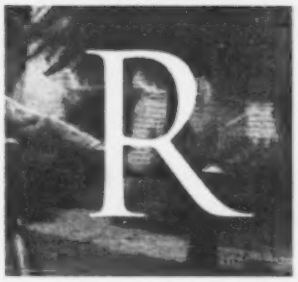

RENTAL MARKET REPORT

2004 Manitoba Highlights

Canada Mortgage and Housing Corporation

www.cmhc.ca

Vacancy Rates Edge Lower in Manitoba Urban Centres

Vacancy rates in most of Manitoba's urban centres tightened in 2004 according to results of Canada Mortgage and Housing Corporation's annual Rental Market Survey. Vacancy rates in Winnipeg and Brandon remain the lowest in the province at 1.1 and 1.0 per cent respectively, while the vacancy rate in Portage la Prairie was 6.1 per cent and was 9.9 per cent in Thompson.

The vacancy rate in the Winnipeg CMA decreased by 0.2 of a percentage point, going from 1.3 per cent in 2003 to 1.1 per cent in the October 2004 survey. This represents its lowest point since 1985. Over the last few years, the Winnipeg CMA has experienced several factors favourable to the rental markets. Demand is coming from positive net migration, particularly among international migrants who tend to first seek rental accommodation when they arrive. As well, some empty-nesters are taking advantage of price gains in the resale market, selling their homes and choosing to rent. Continued shortages in the resale market are also making it difficult for renters to make the jump to home-ownership as they face a lack of choice and rising prices. These factors, coupled with few additions to the rental stock, have caused the vacancy rate in Winnipeg to hover around one per cent since 2001.

The overall average apartment rent increased in the Winnipeg CMA in 2004, rising from $554 to $568 per month, an increase of 2.5 per cent. New construction, renovations to the rental stock and increased utility costs have contributed to an increase in average rent above the rent control guideline of 1.5 per cent in effect for 2004.

The Brandon rental market has also been facing pressures from high levels of demand. Positive job creation in the city has attracted many new migrants seeking rental accommodation and the Brandon rental market universe has not seen any substantial additions to its stock during the course of 2004 to meet this increased demand. The vacancy rate has therefore decreased slightly from 1.1 per cent in October 2003 to 1.0 per cent this October. The greatest decline came in Bachelor suites where the vacancy rate dropped from 2.4 per cent to 1.1 per cent. Vacancy rates in other bedroom types were all near one per cent. Despite the tighter market, average rents did not increase substantially; two-bedroom units, the most common type in the area, saw the average rent increase by 1.4 per cent, from $566 one year ago to $574 this October.

The overall vacancy rate in Portage La Prairie also dropped slightly over the past year. The total average apartment vacancy rate was 6.1 per cent in 2004, down from 6.8 per cent in 2003. The decrease in vacancy was felt in one- and two- bedroom units, while the vacancy rate for three-bedroom units increased. Average rents increased by 4.3 per cent, the greatest increase of all the urban centres. Increases were greater for one-bedroom units which comprise 40 per cent of the universe and where average rents went from $433 to $457 per month for an increase of 5.5 per cent.

Thompson was the only urban centre of those surveyed in the province to record an increase in vacancy rate. Total vacancy rose from 7.9 per cent in October of 2003 to 9.9 per cent in 2004. Much of this increase can be attributed to the return of 69 units to the rental market following renovation. The average rent for all units was reported at $512, an increase of three per cent compared to the October 2003 survey.

TABLE OF CONTENTS

Winnipeg CMA 2
Brandon CA 2
Portage la Prairie CA 3
Thompson CA 3
National Overview 4

Canada Mortgage and Housing Corporation conducts the Rental Market Survey in apartment buildings with three or more units in all Census Metropolitan Areas and urban centres of 10,000 population or more. To obtain information on other communities, please call 1-877-722-CMHC.

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Note: Data are based on 2001 census area definitions

Canada

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Winnipeg CMA

Apartment Vacancy Rates (%)	2004	2003
Bachelor	1.4	2.7
1 Bedroom	1.2	1.5
2 Bedroom	0.9	0.8
3 Bedroom +	1.9	0.3
TOTAL	1.1	1.3

Average Apartment Rents ($)	2004	2003
Bachelor	388	379
1 Bedroom	519	508
2 Bedroom	664	645
3 Bedroom +	785	779
TOTAL	568	554

Apartment Units (2004)	Vacant	Total
Bachelor	57	4,106
1 Bedroom	331	27,934
2 Bedroom	190	20,429
3 Bedroom +	23	1,191
TOTAL	601	53,660

Brandon CA

Apartment Vacancy Rates (%)	2004	2003
Bachelor	1.1	2.4
1 Bedroom	0.9	1.3
2 Bedroom	1.1	1.0
3 Bedroom +	**	**
TOTAL	1.0	1.1

Average Apartment Rents ($)	2004	2003
Bachelor	358	**
1 Bedroom	458	451
2 Bedroom	574	566
3 Bedroom +	**	**
TOTAL	530	521

Apartment Units (2004)	Vacant	Total
Bachelor	1	92
1 Bedroom	9	997
2 Bedroom	19	1,775
3 Bedroom +	**	**
TOTAL	29	2,914

** *Sample size not large enough to publish reliable results*

Portage la Prairie CA

Apartment Vacancy Rates (%)	2004	2003
Bachelor	**	14.8
1 Bedroom	8.1	8.9
2 Bedroom	4.0	4.3
3 Bedroom +	9.3	4.5
TOTAL	6.1	6.8

Average Apartment Rents ($)	2004	2003
Bachelor	308	299
1 Bedroom	457	433
2 Bedroom	553	543
3 Bedroom +	497	488
TOTAL	506	485

Apartment Units (2004)	Vacant	Total
Bachelor	**	**
1 Bedroom	20	245
2 Bedroom	13	323
3 Bedroom +	2	24
TOTAL	37	613

Thompson CA

Apartment Vacancy Rates (%)	2004	2003
Bachelor	12.8	11.3
1 Bedroom	20.1	14.9
2 Bedroom	1.6	2.1
3 Bedroom +	0.0	0.0
TOTAL	9.9	7.9

Average Apartment Rents ($)	2004	2003
Bachelor	414	408
1 Bedroom	479	466
2 Bedroom	544	527
3 Bedroom +	622	605
TOTAL	512	497

Apartment Units (2004)	Vacant	Total
Bachelor	10	78
1 Bedroom	141	702
2 Bedroom	14	864
3 Bedroom +	0	29
TOTAL	165	1,673

** *Sample size not large enough to publish reliable results*

NATIONAL OVERVIEW

Apartment Vacancy Rates by Census Metropolitan Area (%)

Area	2003	2004
Abbotsford CMA	2.5	2.8
Calgary CMA	4.4	4.3
Edmonton CMA	3.4	5.3
Gatineau CMA	1.2	2.1
Greater Sudbury CMA	3.6	2.6
Halifax CMA	2.3	2.9
Hamilton CMA	3.0	3.4
Kingston CMA	1.9	2.4
Kitchener CMA	3.2	3.5
London CMA	2.1	3.7
Montreal CMA	1.0	1.5
Oshawa CMA	2.9	3.4
Ottawa CMA	2.9	3.9
Quebec CMA	0.5	1.1
Regina CMA	2.1	2.7
Saguenay CMA	5.2	5.3
Saint John CMA	5.2	5.8
Saskatoon CMA	4.5	6.3
Sherbrooke CMA	0.7	0.9
St. Catherines-Niagara CMA	2.7	2.6
St. John's CMA	2.0	3.1
Thunder Bay CMA	3.3	5.0
Toronto CMA	3.8	4.3
Trois- Rivières CMA	1.5	1.2
Vancouver CMA	2.0	1.3
Victoria CMA	1.1	0.6
Windsor CMA	4.3	8.8
Winnipeg CMA	**1.3**	**1.1**
CANADA	**2.2**	**2.7**

Average Two Bedroom Apartment Rents by Census Metropolitan Area ($)

Area	2003	2004
Abbotsford CMA	672	684
Calgary CMA	804	806
Edmonton CMA	722	730
Gatineau CMA	639	663
Greater Sudbury CMA	651	655
Halifax CMA	720	747
Hamilton CMA	778	789
Kingston CMA	768	785
Kitchener CMA	754	765
London CMA	736	758
Montreal CMA	575	594
Oshawa CMA	845	852
Ottawa CMA	932	940
Quebec CMA	567	596
Regina CMA	589	602
Saguenay CMA	457	459
Saint John CMA	504	520
Saskatoon CMA	576	580
Sherbrooke CMA	471	495
St. Catherines-Niagara CMA	704	722
St. John's CMA	607	618
Thunder Bay CMA	672	679
Toronto CMA	1,040	1,052
Trois- Rivières CMA	436	457
Vancouver CMA	965	984
Victoria CMA	789	799
Windsor CMA	776	776
Winnipeg CMA	**645**	**664**
CANADA	**728**	**745**

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